018.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,400 / 757,400
					USE VALUE:	757,400 / 757,400
					ASSESSED:	757,400 / 757,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACKAY CHRISTOPHER IAN
Owner 2:	MACKAY JULIA CARLTON
Owner 3:	
Street 1:	20 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TIBBETTS ALETTA W & RICHARD S -
Owner 2:	-
Street 1:	20 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	258,100		499,300	757,400
Total Card	0.128	258,100		499,300	757,400
Total Parcel	0.128	258,100		499,300	757,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.70 /Parcel: 459.70

Legal Description

User Acct 12701

GIS Ref

GIS Ref

Insp Date 11/03/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,100	0	5,580.	499,300	757,400		Year end	12/23/2021
2021	101	FV	250,100	0	5,580.	499,300	749,400		Year End Roll	12/10/2020
2020	101	FV	250,200	0	5,580.	499,300	749,500	749,500	Year End Roll	12/18/2019
2019	101	FV	219,500	0	5,580.	646,100	865,600	865,600	Year End Roll	1/3/2019
2018	101	FV	222,200	0	5,580.	411,200	633,400	633,400	Year End Roll	12/20/2017
2017	101	FV	222,200	0	5,580.	375,900	598,100	598,100	Year End Roll	1/3/2017
2016	101	FV	222,200	0	5,580.	305,400	527,600	527,600	Year End	1/4/2016
2015	101	FV	209,300	0	5,580.	305,400	514,700	514,700	Year End Roll	12/11/2014

!1518!

PRINT

Date	Time
12/29/21	20:06:41

LAST REV

Date	Time
10/06/21	14:18:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1518

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIBBETTS ALETTA	1568-81	1	1/20/2021		860,000	No	No		
DOERR FRANCIS S	1384-98		5/26/2010		412,000	No	No		
	827-195		11/10/1972		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2021	712	Dormers	19,000	O				
6/6/2021	689	Solar Pa	7,136	C				
6/17/2013	873	Manual	22,000					
6/8/2010	593	Redo Kit	75,000	C				&REDO 2 BATHs & RE

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2021	SQ Returned	MM	Mary M
3/24/2021	SQ Mailed	MM	Mary M
11/3/2017	Meas/Inspect	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
4/3/2009	Meas/Inspect	163	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

Total AC/HA:	0.12810	Total SF/SM:	5580	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	499,291	Spl Credit		Total:	499,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99128473
Adj $ / SQ:	147.206
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289341
Depreciation:	31249
Depreciated Total:	258092

COMMENTS

22 223487 646-5708, RRM POOR CONDITIONS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

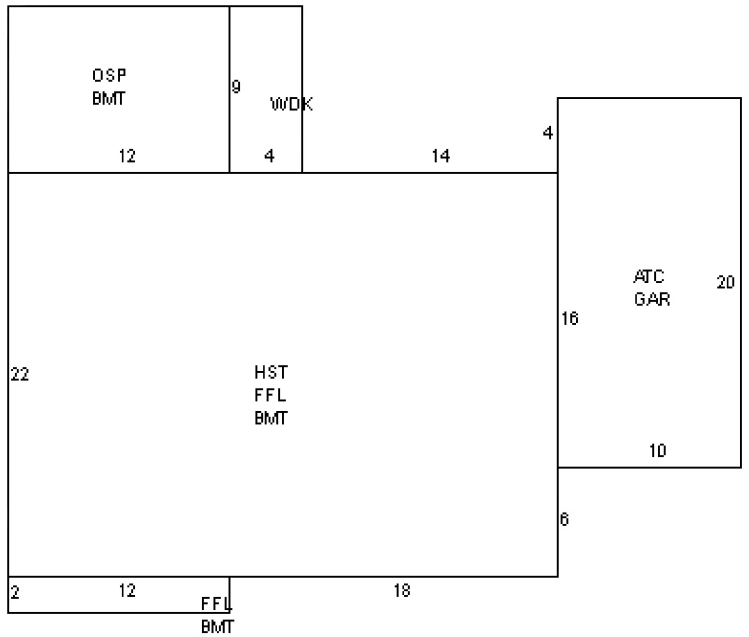
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	147.21
Special Features:	0	Val/Su Net:	116.26
Final Total:	258100	Val/Su SzAd	238.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	46.720	37,005
FFL	First Floor	684	147.210	100,689
HST	Half Story	330	147.210	48,578
GAR	Garage	200	27.260	5,452
OSP	Screen Porch	108	34.650	3,742
ATC	Attic	70	147.210	10,304
WDK	Deck	36	15.860	571

	Net Sketched Area:	2,220	Total:	206,341	
Size Ad	1084	Gross Area	2680	FinArea	1648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	